



Abbey Road | St John's Wood | London | NW8

Asking Price - £8,500 Per month



- Three Bedrooms + Study
- Three Bathrooms
- Penthouse Apartment
- Lift Access
- Exceptional Church Conversion
- Secure Parking + EV charging point
- Air conditioning throughout
- Double height Reception

An exceptionally refurbished three-bedroom, three-bathroom penthouse extending to approximately 1,497 sq ft across the fourth and fifth floors of a beautifully restored Grade II listed converted church on Abbey Road, one of London's most recognisable addresses.

Set within one of St John's Wood's most architecturally distinguished residential conversions, the apartment draws together striking contemporary interiors with the scale, grandeur and character of a landmark 19th-century church.





At the heart of the home is a magnificent double-height reception room, a genuinely rare feature at this scale. A bespoke Masterclass kitchen and dining space, complete with built-in wine fridge, flows naturally between entertaining and everyday living, while three well-proportioned bedrooms, three luxurious bathrooms, a separate study and underfloor heating throughout complete a residence that is as comfortable as it is impressive. The dedicated study makes this an equally compelling proposition for professionals working from home. The principal bedroom is further distinguished by bespoke Italian woven wallpaper a detail that speaks to the precision of the interior design throughout.

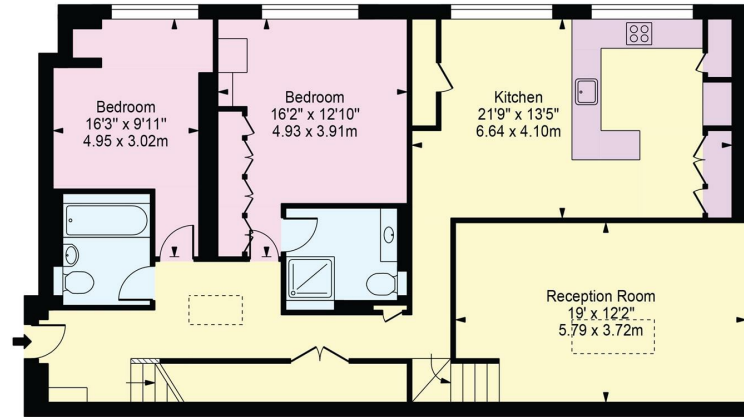
The apartment operates as a fully integrated smart home, Sonos ceiling speakers, electric blinds and all lighting can be controlled via Alexa in addition to dedicated controls. The kitchen is equally well-specified: Quooker boiling water tap with cold filtration, Liebherr fridge and freezer with plumbed ice machine, Samsung built-in oven and combination microwave/air fryer, and Bosch dishwasher, all appliances with smart connectivity.

Further benefits include air conditioning throughout, an oversized LG smart washer-dryer, lift access and a secure allocated parking space.



Abbey Road

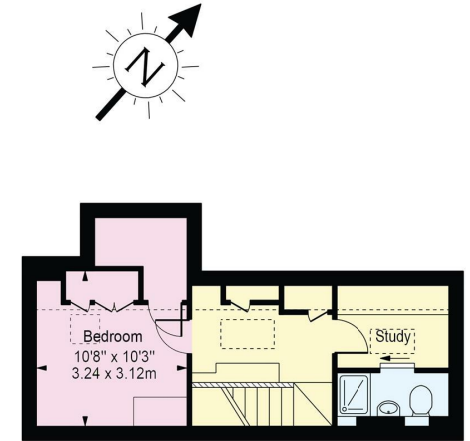
Approx. Gross Internal Area
139.03 sq m / 1497 sq ft
(Including Restricted Height Area)



Fifth Floor

For Illustration Purposes Only

This Floor Plan Should Be Used As A General Outline For Guidance Only And Does Not Constitute In Whole Or In Part An Offer Or Contract.
Any Intending Purchaser Or Lessee Should Satisfy Themselves By Inspection, Searches, Enquiries And Full Survey As To The Correctness Of Each Statement.
Any Areas, Measurements Or Distances Quoted Are Approximate And Should Not Be Used To Value A Property Or Be The Basis Of Any Sale Or Let.



Sixth Floor

Council Tax Band G EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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